Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/288 ST GEORGES ROAD THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$400,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Thornbury
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
8/56 BALLANTYNE STREET THORNBURY VIC 3071	$379,000	11-Feb-26
9/33 WOOLTON AVENUE THORNBURY VIC 3071	$410,000	26-May-26
4/5-7 KEMP STREET THORNBURY VIC 3071	$405,000	19-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 June 2026

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8/56 BALLANTYNE STREET
THORNBURY VIC 3071

1 1 1

Sold Price $379,000 Sold Date 11-Feb-26

Distance 0.42km

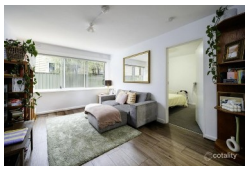


9/33 WOOLTON AVENUE
THORNBURY VIC 3071

1 1 1

Sold Price RS $410,000 Sold Date 26-May-26

Distance 0.24km



4/5-7 KEMP STREET THORNBURY
VIC 3071

1 1 1

Sold Price $405,000 Sold Date 19-Mar-26

Distance 0.26km

RS = Recent sale UN = Undisclosed Sale

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